

**CITY OF PROVIDENCE
PUBLIC NOTICE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903
JULY 10, 2007**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, July 24, 2007 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

The following members heard and continued the following matters for further details:

KELLY, STROTHER, VARIN, WOLF, EGAN & UNDERWOOD

BARRISTERS HALL, LLC: 31 Brighton Street & 362 Broadway, Lots 13 & 3 on the Tax Assessor's Plat 32 located in a Residential R-3 Three-Family Zone (Lot 13) and a Residential Professional R-P Zone and Broadway Historic District (Lot 3); to be relieved from Section 303-use code 46 pursuant to Section 200 in the proposed conversion

of the structure on lot 13 (31 Brighton St.) from a single-family residence to a professional office related to the use at 362 Broadway. The applicant is requesting a use variance (lot 13) for the office within the R-3 district. This proposal meets the parking requirement. The lots in question together total approximately 20,120 square feet of land area.

DIANE PARTRIDGE: 79 & 83 Parnell Street, Lots 202 & 203 on the Tax Assessor's Plat 95 located in a Residential R-2 Zone; to be relieved from Section 204.2 in the proposed construction of a new 24' x 46' single-family dwelling on lot 202. The existing two-family dwelling on lot 203 will remain unchanged. Both lots each contain 3,200 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a one-family dwelling on lot 202.

NEW MATTERS

5:30 P.M.

PRI XIV, L.P.: 197 Fountain Street a/k/a 16 Empire Street (bounded by Greene Street & Broadway) Lots 116 & 436 on the Tax Assessor's Plat 25 located in a Downtown D-1 Zone and the Douncity Overlay District, to be relieved from Sections 502.5, 502.5(A), 502.5(D), 502.5(E) and 502.5(F). The applicant is requesting a dimensional variance and proposes to demolish the existing building located on the aforementioned property prior to the Providence Douncity Design Review Committee approval of plans for new construction citing safety and security concerns related to maintaining the existing vacant building. The applicant further seeks relief in order to utilize said property for the transitional use of surface parking. The lots in question together total approximately 40,441 square feet of land area.

A-47 CHRISTIAN ASSEMBLY: 483-485 Washington Street (Lot 39) and 488 Washington Street (Lot 285-West Side Overlay District "WSOD") on the Tax Assessor's Plat 29 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 305.1(7), 305.1(8) and 703.2 relating to lot 39 (483-485 Washington St.) where the existing storage building would be demolished and a new 28' x 60' structure would be constructed and used for a church. The church use is permitted within the C-4 district, the applicant is requesting a

dimensional variance relating to side and rear yard setbacks and the parking provisions, whereby the proposal requires 22 parking spaces, there would be no on-site parking. Further, the applicant is requesting a use variance and seeks relief from Sections 506.6(A) (parking lots prohibited in the WSOD) and 705.3 (entrance & exit to parking spaces) in the proposed development of lot 285 (488 Washington St. corner of Hood St.) for a parking lot that would support 7 parking spaces for the church. Lot 39 contains approximately 3,400 square feet of land area and lot 285 contains approximately 2,332 square feet of land area.

CHERYL & GLENN JAROS: 127-129 Pleasant Street, Lot 325 on the Tax Assessor's Plat 8 located in a Residential R-3 Three-Family Zone; to be relieved from Section 304 in the proposed increase in the number of dwelling units within the existing building from two to three units. The applicant is requesting a dimensional variance relating to provisions governing lot area per dwelling unit, whereby R-3 regulations require that a three-family use be located on a lot having no less than 6,000 square feet of land area. The lot question contains approximately 4,000 square feet of land area.

7:00 P.M.

PROVIDENCE COMMUNITY ACTION PROGRAM, INC.: 17-19 America Street, Lot 229 on the Tax Assessor's Plat 28 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 14,

703.2 and 704.2(C) in the proposed change in the use of the front building from 3 to 5 dwelling units. The existing 2-family structure in the rear would be removed. The applicant is requesting a use variance to increase the number of dwelling units in the front building and a dimensional variance relating to the parking requirement, whereby this proposal requires 6 on-site parking spaces, 4 spaces would be provided in the rear yard, which would be 77 percent paved.

Section 704.2(C) restricts rear yard paving to 50 percent of the total rear yard area. The lot in question contains approximately 4,000 square feet of land area.

KASTE REALTY, LLC: 264 Rhodes Street, Lot 502 on the Tax Assessor's Plat 46 located in a Residential R-3 Three-Family Zone; to be relieved from Section 304 in the proposed construction of a new 72' x 44' two-family dwelling. The applicant is requesting a dimensional variance relating to the side yard setback at the westerly property line. The lot in question contains approximately 4,604 square feet of land area.

ROSA ARIAS, OWNER AND ROBERT J. COLETTA, APPLICANT:

33, 37 & 47 Christopher Street, Lots 428, 429 and 430 on the Tax Assessor's Plat 97 located in a Residential R-1 One-Family Zone; to be relieved from Sections 105.3, 204.2 and 304 in the proposed reconfiguration of the existing 3 lots into 2 lots and the construction of a new 26' x 42' single-family dwelling on each new lot. Each lot would contain approximately 4,800 square feet of land area. The

applicant is requesting a dimensional variance from regulations governing merger of substandard lots of record and lot size, whereby the lot area provisions require that each new lot contain 6,000 square feet of land area. The lots in question together total approximately 9,600 square feet of land area.

SHEPHERD'S GATE CHRISTIAN MINISTRIES: 6, 10-12 & 16 Bucklin Street, Lots 236, 49 and 592 on the Tax Assessor's Plat 44 located in an Industrial M-1 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 23 in the proposed renovation of the existing building to accommodate a proposed church use. The applicant is also requesting a dimensional variance relating to the parking requirements, whereby the church use requires 56 parking spaces, 11 on-site spaces would be provided. The lots in question together total approximately 16,398 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER

**MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES
DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA
TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS
DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES
AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA
DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT. 376**